

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - February 12, 1969
March 19, 1969

Appeal No. 9867 W. Waverly Taylor, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meetings of March 25, 1969 and February 18, 1969.

EFFECTIVE DATE OF ORDER - November 12, 1969

ORDERED:

That the appeal for variance to reduce the number of off-street parking spaces required for Lots 50-54 inclusive, Square 5727 be denied and that the variance from the F.A.R. requirements of the R-5-A District on Lots 50-53 inclusive, Square 5727 (to be combined into one lot) to permit the erection of two apartment buildings, the remodeling of two existing houses and variance of the side yard requirements of the apartment building to be built at 3021 - 30th Street, SE., be partially granted as amended.

FINDINGS OF FACT:

1. The subject property is located in an R-5-A District.
2. Appellant seeks permission to erect three (3) apartment buildings in Square 5727. The proposed buildings are designated Buena Vista South, Buena Vista North and 3021 - 30th Street, SE.
3. Buena Vista South is located on Lot 54 and parts of Lots 55, 64, 65 and 66. The relief requested for Buena Vista South is a variance from the parking requirements under the Regulations. It is also requested that existing required parking be relocated on land other than the lots upon which these buildings are located.
4. Since the filing of this application, applicant has acquired premises 3017 - 30th Street, SE., which is designated as Lot 50 and amends his request to include the same in this appeal.

5. Appellant requests an F.A.R. of 0.9456 which is in excess of the permitted 0.9 F.A.R. It is alleged that the steep topography requires that off-street parking be provided in a topographically difficult area which will require compacted fill and substantial retaining walls.

6. BZA File No. 9867 contains a cost computation study showing the substantial added costs for the site development work because of the required grading, fill, steps, and retaining walls submitted by Edward G. Scharf and Sons, Land Consultants.

7. Applicant also requested permission to locate parking for Buena Vista North and 3021 - 30th Street, SE., apartment buildings, in part upon lots other than the lots upon which the principal structure is located. It is proposed that these parking spaces will all be within Square 5727, located on Lots 50-55 inclusive and 64-67 inclusive, all of which are owned by the appellant.

8. It is proposed to vary the side yard for the building to be located at 3021 - 30th Street. The basis for this variance is the same as that offered for the F.A.R. variance.

9. No objection to the granting of this appeal was registered at the public hearing.

OPINION:

The Board is of the opinion that appellant has proven a hardship within the meaning of the of the variance clause of the Zoning Regulations by reason of the topographical conditions on the subject property. For this reason, we grant the variance requested for the F.A.R. and the variance requested for the side yard requirements. The request to locate parking on Lots other than those upon which the principal structure is located is granted. The request for variance to permit reduction in parking spaces is denied.

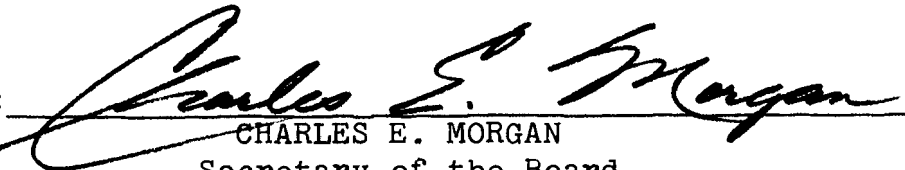
The Board is further of the opinion that the granting of these variances and the special exception may be made without substantial detriment to the public good and without impairing the

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intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Maps. The Board is further of the opinion that the proposed project as granted will be in harmony with the general purpose and intent of the Regulations and will not adversely affect the neighboring properties.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 
CHARLES E. MORGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.